



NOTICE OF PROPOSED ADOPTION OF ORDINANCE NO. 1945
OF THE CITY COUNCIL OF THE CITY OF UPLAND, AMENDING
THE UPLAND MUNICIPAL CODE BY ADDING A NEW CHAPTER
17.23.1 TO REGULATE THE RENTAL OF RESIDENTIAL
PROPERTY ON A SHORT-TERM BASIS AND AMENDING
RELATED PROVISIONS OF THE UPLAND MUNICIPAL CODE

PLEASE TAKE NOTICE that on September 14, 2020, at 7 p.m., in the Council Chambers, 460 North Euclid Avenue, Upland, California, the City Council of the City of Upland will consider adopting Ordinance No. 1945 entitled "An Ordinance of the City of Upland Amending the Upland Municipal Code by Adding a New Chapter 17.23.1 to Regulate the Rental of Residential Property on a Short Term Basis and Amending Related Provisions of the Upland Municipal Code."

A summary of that Ordinance is as follows:

Summary of Ordinance No. 1945

In order to more fully regulate short term rentals of residential property in the City, the City Council has determined that it is appropriate to amend the Zoning Code to establish appropriate standards for such rentals. The Ordinance establishes an administrative use permit process which includes an investigation and criteria for approval or denial of a property owner's application to be a "host". Short term rentals are authorized within the RS Residential Single Family zone, RM Residential Multi-Family zone, or where the residence is a single-family attached or detached residence in a specific plan. Permits are valid for two years and may be renewed, or revoked for cause. The Ordinance establishes operating requirements including parking, advertising, occupancy limits, possession of a business license, compliance with "house rules" meeting minimum requirements, property maintenance by renters, observance of "quiet hours", and payment of the City's transient occupancy tax (TOT). Un-hosted rentals are permitted for up to 120 days per calendar year, while there is no limit on the number of hosted rental days. Records are required to be kept by the owner.

The Ordinance includes regulations governing use of online platforms and advertising including collection and remittance of the City's TOT, reporting of rental information, and restrictions on fees.

Penalties are established for violations and are punishable as a misdemeanor, and are deemed to be a public nuisance.

The Ordinance also includes Code revisions addressing and clarifying permitted bed and breakfast operations.

Finally, the Ordinance includes a finding that its adoption is exempt from review under the California Environmental Quality Act.

A certified copy of the entire text of Ordinance No. 1945 is maintained in the office of the City Clerk, 460 North Euclid Avenue, Upland, California, and is available for public inspection at that location.

Keri Johnson
Upland City Clerk